



**BIRCH PARK
BEACH HOA**

P.O. BOX 480383
Fort Lauderdale, FL 33348-0383

BOARD Meeting, September 15, 2022, 6:30 PM
Beach Community Center

MINUTES - REVISED 1.21.23

Call to Order: President, Brian, called the meeting to order. In attendance in person: Gustavo Sorgente, Kim Couto, Dean Myerow, Brian Donaldson, Donna Greene, Jeff Scholes. By phone: Sharon Tiberio. Not in attendance: Jorge Werlang & Robert Eldredge.

Roll Call: Roll was called, and it was determined a quorum was present.

Approval of Minutes of Meeting on April 26, 2022: Motion made by Dean, seconded by Donna to approve the minutes of the Board's April 26th meeting minutes. In a voice vote, the motion passed unanimously.

Opening Comments:

Brian stated that we would now be using the Beach Community Center for our Board Meetings. Eventually include Board Members and city officials.

Air and Sea Show: Brian stated that the 2023 Air & Sea Show will be held April 29th-30th. We will have an HOA space again for members and will Friday night meet and greet with HOA members and spouses/family. Brian stated that the City's payroll cost for the event is a million dollars for payroll and it is revenue neutral and not part of taxpayer monies. All events are not part of tax

Treasurer's Report - Sharon Tiberio: Sharon stated the following:

Treasury Balance as of 09-15-22: \$34004.87

Expenses paid in 2022:

Annual Corporate Filing fees \$61.25

HOA Post Office Box fees (2 years of renewal) \$351.00

HOA Air Show party supplies (flyers, snacks, water) \$125.23

Number of member properties as of 09-15-22 : 99

Brian reiterated from the last meeting that we have a list of all board members but will not share email addresses. He created a member spreadsheet and shared a hard copy of each street with each Street Captain. Our street captains will have phone numbers and have been asked by Brian to enter our neighbors in our phones in case of emergency. Jeff asked what the intention of the list was. We are asked to meet with neighbors and/or go door to door to request membership. Brian provided the Membership count by street:

14 th Court:	10
15 th Street:	11
15 th Court:	11
16 th Street:	14
16 th Court:	11
16 th Place:	11
17 th Street:	12
17 th Court:	12
18 th Street:	8

Brian reiterated Sharon's member count at 99, however counting the vacation rentals our total number is 110 member properties, which is over 90% membership.

*Correction: Brian determined that the original membership summary he circulated had one member entry outside the printable area. The actual member count is 100 not 99 as reported.

In regards to joining the HOA, Brian suggested that we create a membership benefit list that includes information on Ring doorbells, total # of occupants, garbage specifics, etc.

PDD- Planned Development District City Zoning: Brian referred to the city email and stated that he wants to ballot our membership for proposed city zoning increase on development specifically stating that developers are looking to increase zoning outside of downtown from 300 to 500 feet. He stated that the city is considering it. Brian continued that the city commission is in favor and they have proposed polling the HOAs for feedback and he noted that the majority of the HOA Presidents are against it.

Brian continued to outline how the HOAs are going to participate and what the strategy is. Discussed to immediately send out notification/email to HOA membership with ballot to respond to vote for the proposed 300 to 500 feet increase.

Gustavo asked what is allowed in the downtown area and Brian stated that the developers can apply for increases but they have not changed the zoning in the area.

Brian continued to note that there are 17 new buildings and a rebuild of the Galleria. There were several conversations around traffic issues and how or whether we have the infrastructure to support it.

Brian continues to note some specific areas that were being developed for the board (ex: Sears Tower, apartments on Andrews, Kushner's 52 story building by Greyhound bus station) potentially increasing the population by 18-20K people.

Brian did quell the board by stating that we have a 20-year plan in place for the infrastructure, however, that is going to create a great deal of increases to the taxpayers. Water increases by 12-15% per year; sewer may remain the same; storm water will be increasing. Taxpayers will take a hit on multiple points; we are contributing 40% but only getting about an 8-9% return. Brian noted that we are paying over a million dollars for a free shuttle "Laudergo".

Sharon requested to go back to how we are going to obtain the neighbor/HOA feedback/voting. She asked about what the most efficient way might be, is it via email or survey. This opened discussion on how our HOA would handle the HOA vote. It was suggested to email and then hand deliver flyers to members street by street. Additionally, it was discussed that if a vote is not received that we send out a second email.

Motion made by Jeff, seconded by Kim to deny the City's proposed increased feet/story increase. In a roll call vote, motion passed unanimously that the board is against the increase.

Vacation Rental Committee: HOA Standards: Brian has passed Chair responsibilities to Donna. Brian started discussion on the Vacation Rental (VR) lists he shared with the board. The list notes the addresses of VR properties and HOA membership or not. Brian shared that on Airbnb and VRBO do not show the front of the house images, so it is difficult to identify the property.

Donna suggested that we should create a VR "to do" list or published standards and that those should be defined.

Dean asked about the non-emergency number. Kim provided the number to him, but we should post it to the membership as well. **Fort Lauderdale Non-Emergency 954-764-4357.**

Motion made by Dean, seconded by Sharon to allow Vacation Rental Committee. In a roll call vote, motion passed unanimously.

Dean asked what happens if there is a VR with multiple complaints of which Brian answered that if there are 3 violations the VR is not allowed to rent for 30 days.

Website Chair Committee: Brian reiterated that Jeff will chair this committee. Dean volunteered support if needed. Discussion started on what the website should include and what the other HOAs have posted.

Features discussed: ability to upload reports, post minutes, neighborhood pictures, standard operating guidelines for VRs, including our HOA application, etc. ultimately a user friendly, potentially password protected social media pages for our members. Jeff stated that he will review the other HOA websites and provide a phased approach on next steps.

Council of Civic Association & Central Beach Alliance: Brian readdressed the board on the need to participate in the two associations.

Brian reiterated that we could join the Central Beach Alliance and it is a good place to get news on development.

Council of Civic Associations also allows HOA to join. Our only representative is Brian and we have not been in attendance for some time.

Both associations meet at City Hall every month.

Gustavo volunteered to represent our HOA. Motion presented by Dean, second by Jeff and in roll call vote, motion passed unanimously, confirming Gustavo as our Council of Civic Association Representative.

Membership: Brian reiterated 99 members and 110 total member properties.

Board Members Comments

Sharon stated that she is thrilled to have a proactive board and is thankful for the current board members.

Dean commented that there are issues with the garbage noting specifically that there is garbage all over the streets after the trucks pass. Also noted that there are homeowners that do not clean up and/or do not manage their cans. This prompted a great deal of conversation ultimately with Donna and Brian volunteering to send follow up email to membership. Brian provided the **Code Enforcement phone number 954-828-5207.**

HOA member, Richard Rubin, by phone, asked about the coding floor increase in our neighborhood. Brian noted that our neighborhood is RS 8. We can go up 40 feet, however, for every foot you have to come in 10 feet on each level.

Brian thanked everyone for attending. He requested that our next meeting be in November before the holidays. He also stated that he would review and send proposed dates to the board.



Adjourn

Submitted by Kimberly Couto, Board Secretary

2021-2023 Board Members

14th Court: Gustavo Sorgente
15th Street: Kimberly Couto, Secretary
15th Court: Dean Myerow
16th Street: Brian Donaldson, President
16th Court: Sharon Tiberio, Treasurer
16th Place: Donna Greene, Chair Vacation Rentals
17th Street: Jeff Scholes, Chair Website
17th Court: Jorge Werlang, Vice President
18th Street: Robert Eldredge, Chair Social/Membership